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## BOND PROGRAM REPORT

# SAN FRANCISCO NEW MAIN LIBRARY

CITY AND COUNTY OF SAN FRANCISCO, CA  
DEPARTMENT OF PUBLIC WORKS


INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY

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# EXECUTIVE SUMMARY

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## Need

In order to properly serve the needs of the community, San Francisco must build a new Main Library facility. The existing Main Library building is a Beaux Arts landmark in the Civic Center. Built in 1917, it has been inadequate for more than 40 years. The building is too small, unsafe, and antiquated, and can no longer accommodate even the existing collections and departments.

As long ago as 1944 the building was "declared at capacity," and since that time:

- The collection has more than doubled,
- The branch library system has grown beyond what can be adequately supported by the Main Library,
- Patron seating capacity has decreased by 50%,
- Technological advances require the library to expand its public services, and
- The number of neighborhood children using the library has grown significantly.

The San Francisco Public Library has made every possible effort to make best use of the existing facility. Four detailed studies have been conducted to evaluate conditions and propose solutions. All studies have concluded that remodeling or expansion of the present building is not feasible.

Building a new Main Library is essential to achieving the goals of the San Francisco Public

## Library including:

- The development and growth of its collection,
- Increased service to the city's branch library system,
- Increased seating capacity for patrons,
- The development of new services which take proper advantage of current technology, and
- The expansion of Children's Services to accommodate both the growth of its collection and the needs of the immediate community.

## Site

The site proposed for the new Main Library is located directly south of the present facility across Fulton Street. Known as Marshall Square, this site represents the largest available parcel of the San Francisco Civic Center.

## Program

The program describes space and functional needs for the new Main Library as projected well into the 21st century. Included is sufficient space to accommodate all existing collections and services, new public services and programs, and projected growth. The required usable area is 355,200 net square feet (NSF).

## Facility Design

Certain preliminary design assumptions have





## EXECUTIVE SUMMARY

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been made so that a construction cost estimate could be prepared for this bond report.

These assumptions are primarily related to building size and quality. It is assumed that this new facility will accommodate the functional needs of the Main Library as projected well into the 21st century. It is also assumed that this building will be noble in its architecture and continue the tradition of classical architecture appropriate to the unique context of the San Francisco Civic Center.

A conceptual design study is included in this report which has been developed to both confirm that the program can be accommodated on the proposed site and to provide the San Francisco electorate with an illustrative preview of potential project intent.

The study for the new Main Library proposes a building with five levels above street level and two levels below. The building will be designed within planning guidelines including setbacks and height requirements established for the Civic Center. The total usable area is 355,200 net square feet, or about 442,500 gross square feet.

The design emphasizes both openness and flexibility in its planning arrangement. A key objective is to create a building which will best reinforce the concept of easy public access to information.

### Building Systems and Finishes

The study assumes that this new building will

be of a high quality appropriate to a significant civic institution. Systems and finishes are selected to respond to both the functional or practical requirements of the facility as well as the aesthetic demands imposed by the unique Civic Center context of classical and monumental buildings.

### Operating Revenues

The new facility will be planned to operate below the existing level of staffing. Costs, therefore, associated with staffing are predicted to remain approximately constant at about \$6.7 million (1988 dollars) per annum. Costs related to operating mechanical and electrical systems for the new Main Library are projected to be about \$800,000 (1988 dollars) per annum.

The total annual operating expense, therefore, is estimated to be approximately \$7.5 million expressed in today's dollars.

### Equipment

This report finds that approximately \$8 million is needed for furniture and equipment, which will not be included in the general obligation bond.

A library foundation has been incorporated for the purpose of raising private funds for the new Main Library. A fundraising feasibility study, conducted by the firm of Marts and Lundy, Inc. in 1987, indicated that a well planned fundraising campaign should be able to raise private funds to enhance the facility.







# EXECUTIVE SUMMARY

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## Project Summary

This report describes the following project scope and its program needs, plant configuration and preliminary cost:

- A full service Main Library to be located in the San Francisco Civic Center,
- 442,500 total gross square feet, and
- \$120,468,000 total project cost (begin construction 1992).

The project cost includes fees, permits, contingencies, administrative costs and projected escalation to mid point of construction (1993).

This project is desperately needed to advance the quality of the San Francisco Public Library System. As a cultural symbol and focal civic institution, the Main Library must keep pace with the rapid growth of collections, technology and services. The facility described in this report will enable the San Francisco Public Library to meet the complex and growing demands of its community well into the next century.





# STATEMENT OF PROJECT PURPOSE

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A new Main Library facility must be constructed if the San Francisco Public Library (SFPL) system is to meet current, let alone future, needs of the community. The present building is too small, unsafe and antiquated. It is a 19th Century building struggling to meet 20th Century needs and prepare for the 21st, while serving a branch system and population that could not have been anticipated when it was designed.

The Main Library facility cannot accommodate any new collections or services. The Library has had to move some of its existing collections to other nonpublic facilities and turn down gifts of new collections. These gift materials are now lost to the citizens of San Francisco.

## Background Information

The Main Library's present building was erected in 1917 and is a well-loved Beaux Arts landmark in the Civic Center. It has struggled to serve the needs of an extensive branch system, library patrons, staff, and the collections themselves, but as long ago as 1944 the building was declared "at capacity".

In the four decades since then the demands on the facility have grown beyond anyone's expectations:

- The collection has more than doubled, increasing from the building's capacity of 500,000 volumes, to more than one million volumes. Last year the San Francisco Fire Department required the closing of the Main Library in order to move "excess" books out of

the building. These books are no longer accessible to the public.

- Fifteen new branches were constructed since 1950, and like the system's other branches, they are totally dependent on the Main Library facility for books, information and public services.
- As the Bay Area's population has grown, demands for services have boomed. Although patronage has increased significantly, seating has decreased by approximately 50% to make more room available for the collection. There are many days during which patrons are not able to find seats in specific departments.
- The unforeseen Information Age has created entirely new demands on the system. Libraries are now required to expand upon their traditional role of archivist and disseminator of a finite amount of information, however, the SFPL system has no room in which to meet new needs, and
- The Main Library serves as a branch library for the surrounding communities in the Hayes Valley and the newly emerging family community in the Tenderloin. The number of neighborhood children dependent upon the Main Library for Children's Services has grown so significantly, that there are frequently no seats available for children.

## Need for a New Main Library

The San Francisco Public Library has tried hard to live within its current Main Library facility. And ever since it was declared "at





# STATEMENT OF PROJECT PURPOSE

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capacity", administrators have attempted to reorganize and make the best use of available space. However, beginning in 1964, when it became apparent that available space was just not enough, a series of studies began.

All four studies of the Main Library facility have reached the same conclusion; it is not feasible to remodel and expand the existing building. The most recent study, conducted by Becker and Hayes, Inc; Omni Group, Inc. in 1986, indicated that a remodeling/expansion would result in a building which is not quite as good and costs almost as much as a new facility. It would not allow for any future expansion, and would require closing the Main Library for up to two and a half years.

## MISSION AND STRATEGIC GOALS

The San Francisco Public Library is currently undergoing a strategic planning process with the intention of converting the library system from a good library to a great library. Building the new Main Library is essential to achieving this goal.

Public accessibility is at the core of the Library's new mission statement:

The mission of the San Francisco Public Library is to be the focal institution for publicly supported access to books, information, and knowledge through the development of:

1. A collection of printed and electronic materials that provide a link to the total record of human experience and provide information to the individual for coping with

today's problems and challenges;

2. Facilities to house the collections that facilitate the dissemination of information and knowledge to the public;
3. Staff with the expertise required to collect, preserve, organize, and disseminate the information and knowledge;
4. An integrated public access catalog system that can organize and inventory the resources of the library, as well as other information and knowledge sources in the community; and
5. A network system that links San Francisco citizens to other information and knowledge resources throughout the world, and increases access to SFPL resources by other libraries.

In accomplishing this mission, the SFPL will continue to expand its traditional role as a center for the book and to promote reading and literacy for all. In addition, the SFPL will seek to expand into new areas of information technology and networking, which will allow citizens to have access to the most up-to-date information for their decision-making.

Within the context of the mission, the strategic goals of the SFPL shall be to expand the potential of the library system through the development of the library as;

- A Knowledge Center that collects, preserves, organizes, and disseminates the written records of relevance to the community, and provides resources to create new knowledge;





# STATEMENT OF PROJECT PURPOSE

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- An Information Center that collects data, produces information that is relevant to the daily needs of citizens, transforms information into more usable formats in order to increase its social utility, and delivers that information directly to the user, in the library, at work or at home; and
- A Communications Center that implements and maintains the technology required to achieve networking with other institutions in order to increase users' access to knowledge and information. Some of the types of technology which will be included are: telecommunications, digital storage and retrieval, and image transmission.

## STRATEGIES AND GOALS WHICH WILL BE MET BY THE NEW MAIN LIBRARY ADDITION

The program for the new Main Library will allow for the expansion of many of the library's traditional roles, as well as the creation of a variety of new, up-to-date services including the following:

### Collection Development

- Increasing the size of the collections,
- Creating a separate circulating collection, and
- Creating an Information Services Department which will greatly expand general reference services.

### Network and Technology Development

- Implementing the Online Public Access System (OPAC) which will provide a complete computer

catalog of the Library's holdings, and allow for direct computer access from any location,

- Developing online data bases with up-to-date information on community agencies and statistical information about San Francisco, and
- Developing the capability to produce in-house video programs.

### Service Development

- Establishing an entirely handicapped accessible building,
- Greatly expanding services for the Deaf and Hearing Impaired and for the Blind and Print Handicapped users,
- Expanding the space for Children's Services to five times its current size,
- Establishing lounge areas for special populations, including seniors and young adults (aged 13-18),
- Establishing a municipal reference center to serve policy makers and the public,
- Establishing a bookstore,
- Establishing gallery space,
- Greatly expanding meeting room facilities, and
- Developing environmentally controlled rooms for the storage of rare and valuable materials.



The site proposed as the location for the new Main Library lies directly south of the present facility across Fulton Street and is known as Marshall Square. The Marshall Square Site represents the largest available parcel of the San Francisco Civic Center and is bounded by Fulton Street on the north, Hyde Street on the east, Grove Street on the south, and Larkin Street on the west.

The Marshall Square site is currently used for on grade parking for the civic center. An existing one-story building, built in 1940, occupies the eastern portion of the block and is used by the City as office space. This building, containing approximately 6,000 gross square feet, demonstrates highly inefficient land use and has been identified for demolition when the site is redeveloped.

In its existing configuration, the Marshall Square site contains approximately 2.0 acres of land. The dimensions of the site are about 229 feet (north/south) by 394 feet (east/west). The existing topography is relatively level with a minor east to west down slope of approximately 7'. No utility easements or encumbrances have been identified which might interfere with the development of this site.

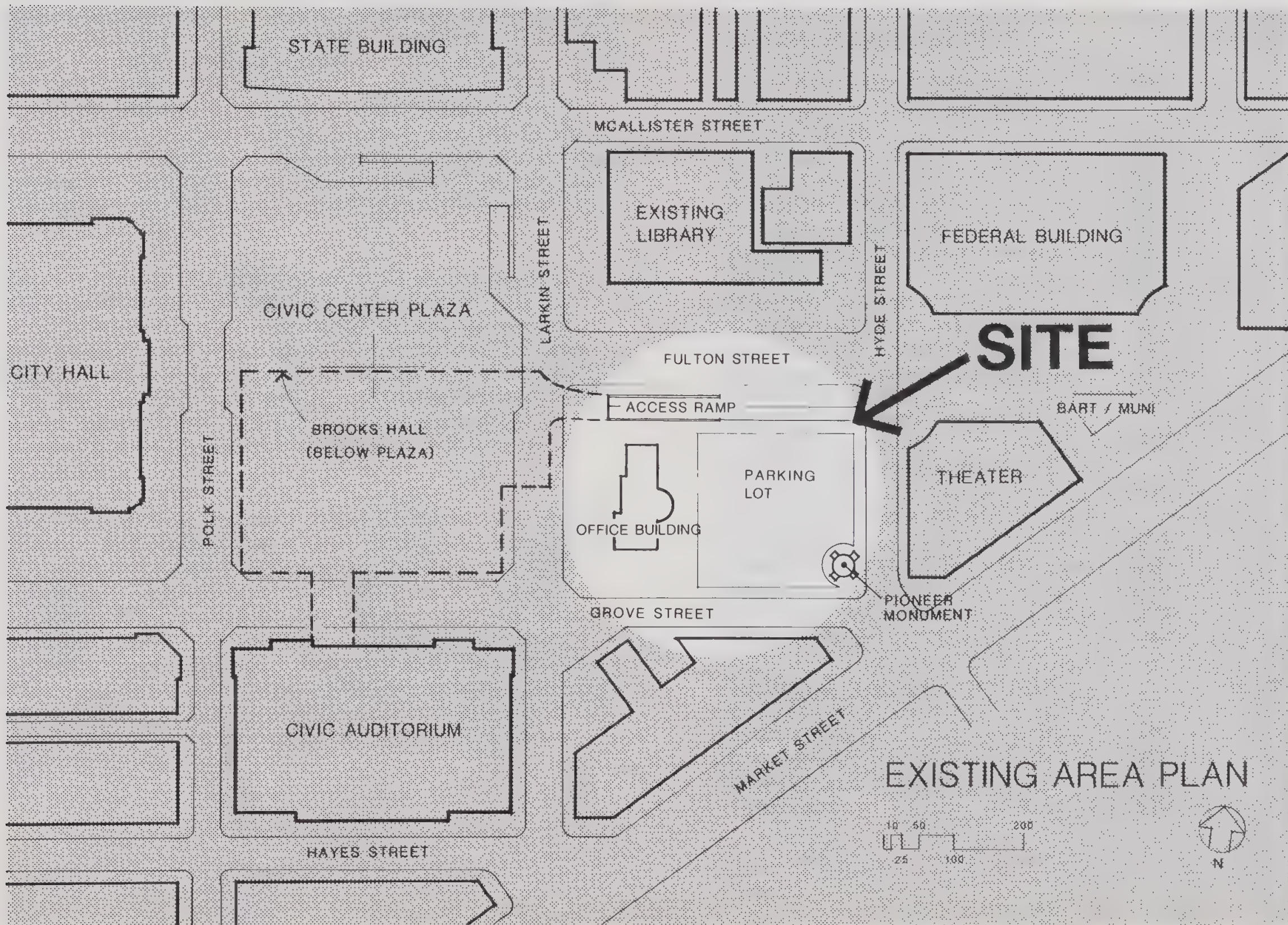
A historically significant sculptured monument, known as the Pioneer Monument, occupies the southeast corner of the site. It is assumed that this monument, having survived the 1906 earthquake in its present location, will be integrated into the overall site design for the new Main Library.

A ramp connecting Hyde Street to a below-grade entrance to the Brooks Hall exists along the northern boundary of the Marshall Square site. This ramp currently provides service access for trucks and cars delivering exhibits to Brooks Hall and public access for pedestrians entering and exiting Brooks Hall.

It is assumed that service access requirements for Brooks Hall will be satisfied in the future development of this site.











# PROGRAM

The program describes the facility and space to meet the functional needs of the Main Library as it is projected well into the 21st century. Projected needs include adequate space for the existing collection and its anticipated growth, as well as space to add the current business branch, the Library for the Blind, the Library for the Deaf, and various other new services and programs which have been identified in "A Strategic Plan for the San Francisco Public Library" (Kenneth E. Dowlin, April 8, 1985).

Facility capacity associated with these needs is estimated to be 355,200 net square feet (NSF). With allowances made for lobby space, corridors, mechanical functions, elevators, stairwells, and public restrooms, a total built space requirement for the new Main Library is estimated at 442,500 gross square feet (GSF). This assumes that a planning efficiency ratio of about 80% can be achieved.

The 1986 "Functional and Space Requirements Report" (Becker and Hayes, Inc.; Omni Group Inc.) outlined and defined space requirements for the new Main Library. Part of this bond report effort has included a reassessment by Library staff of that previous report to confirm whether or not that program still applies. Numerous modifications have been recommended and the following program summary reflects those revisions for current and projected space and functional needs for the Main Library.

## AREA SUMMARY

### Library Administration

NSF  
28,400

City Librarian's Office	1,000
Secretary to the Library	
Commission	760
Personnel	1,300
Accounting	1,800
Volunteer Projects	1,000
Special Projects Area	3,000
Director of the Main Library	940
Adult Services	1,000
Children's Services	1,300
Director of Branch Libraries	600
Director of Technical Services	625
Director of Automated Systems	625
Public Relations	750
Central Administrative	
Reception Area	400
General Administrative	
Workroom	3,000
Adult/Children's Services	
Workroom	3,000
Branch Extension Services	5,500
Bookmobile	600
Presentation Room	600
Reproduction	600

### Technical Services

16,900

Acquisitions	4,600
Cataloging	8,000
Bindery and Printing	4,000
Stockroom	300



## PROGRAM

<u>Automated Systems</u>	<u>NSF</u> 3,000	<u>Circulation and Registration</u>	<u>NSF</u> 5,600
Computer Operations	2,400	Circulation	4,000
P.C. Hospital	600	Registration	1,000
		Office	600
<u>Main Department</u>	205,000	<u>Ancillary Services</u>	56,700
Information Services Center	9,000	Patron Services	22,600
Art and Music	20,300	Electronic Islands	3,500
Science and Technology	30,000	Multipurpose Room(s)	12,000
Social Science and History	18,000	Bookstore	1,500
Literature	10,000	Food Service	3,600
Periodicals and Newspapers*	4,000	Gallery	2,000
Documents	23,200		
Special Collections Inc.	24,000	Operational Services	34,100
Business	10,000	Security	1,000
Language	5,000	Custodial	5,100
Gay/Lesbian	2,000	Engineering	5,000
Images including Media		Shipping/Receiving	13,000
Workroom	7,000	Bookmobile Parking	3,000
Library for the Blind	6,000	Staff Lunch/Lounge	7,000
Library for the Deaf	3,000	and Distributed	
Children's Library	17,000	Staff Support	
Lounges (YA, Senior, etc.)	7,500	Centers	
Collection Development	2,000		
Outside Groups Info Services	5,000	<u>Total Net Usable Area</u>	355,200 NSF
General Storage	2,000		
		<u>Total Non-Program Area</u>	
		(Lobbies, corridors, stairs, restrooms, walls, etc.)	87,300 SF
<u>Circulating Library</u>	39,600	<u>Total Gross Area</u>	442,500 GSF

\* Periodicals distributed primarily within respective subject departments.





## DESIGN STUDY ASSUMPTIONS

To prepare a construction cost estimate for the new Main Library project, certain design assumptions were made regarding the building's architecture, structural features, and electrical and mechanical components proposed for the building. These assumptions, however, do not represent a final decision regarding the design of the proposed new building. They are general guidelines for the various types of work to be done in the construction of a new Main Library building. Once this project is approved and preliminary or final construction documents prepared, the specific design issues can be addressed and design solutions prepared.

The following design assumptions have influenced the development of a conceptual design for the new Main Library:

### Programmatic/Functional Requirements

The design assumptions for the new facility will satisfy the functional and space needs established for the Main Library as projected into the 21st century. The design will be instrumental in enabling the San Francisco Public Library to reach the goals and objectives identified by "A Strategic Plan for the San Francisco Public Library."

### Aesthetic Requirements

The new facility will be sited so that it will physically reinforce the Beaux Arts design principles that guided the original Civic Center Plan. The new building, therefore, is assumed to be generally symmetrical with the

existing library relative to the formal east/west axis of City Hall. The design concept developed for the proposed new Main Library building will conform with the building setback and height requirements established for the Civic Center. The building's siting will be compatible with the existing Main Library Building.

The architectural expression of the new Main Library will both compliment and reinforce the classical style established by existing Civic Center buildings. Building materials, scale, color and fenestration will be compatible with the Center's existing architectural context.

## CONCEPTUAL DESIGN

A conceptual design for the new Main Library has been generated for the following reasons:

1. To determine if the proposed site has the physical capacity to accommodate the new Main Library;
2. To help maximize the accuracy of the construction cost estimate; and
3. To provide the San Francisco electorate with a preliminary, conceptual and illustrative preview of the project's intent.

The conceptual design presented in this report provides for a five story building complying with these functional and aesthetic requirements. This facility, planned for five levels above grade and two below, has an area of approximately 442,500 gross square feet. The following summarizes the proposed building





organization as developed for this report:

## Space Allocation

Spaces on Level One have been assigned to functions requiring the highest degree of public accessibility such as circulation and registration, information services, the Children's Library, and multi-purpose rooms. A grand public entrance lobby is also proposed to fulfill the practical function of providing convenient access to all the library's public areas and to achieve a monumentality common to other major City buildings within the Civic Center. Public entrances to the building are proposed from Larkin and Fulton Streets with a separate staff entrance from Grove Street. The staff entrance may also provide public access to the Children's Library.

Space on Levels Two through Four has been assigned to the circulating collection and other reference, stack, reading and staff areas. In the conceptual design proposed for the building, special emphasis is given to the natural northern light and views of the Civic Center.

Administrative spaces have been designated for Level Five along with an exhibit gallery and other appropriate spaces to enhance the public use and enjoyment of the library.

In the two below-grade levels, Basement One (one level below grade) has been designated for public service departments as well as Documents and Archival stack areas. The opportunity to introduce natural light into this area should be considered in the final design phases of the

building. Space in Basement Two has been assigned generally to non-public operations or technically related functions which require access to the Service Entrance.

## Service Access

The conceptual design for the new Main Library includes the relocation of the existing service ramp to Brooks Hall. The proposed relocated ramp will serve the shared purpose of providing a service entrance to both Brooks Hall and the new Main Library building. The design intention is to provide an efficient and discreet service access located to minimize the functional and aesthetic impact on the open space development of the Fulton Mall and on the development of Marshall Square for the new Main Library.

## Pioneer Monument

The conceptual design for the new Main Library retains the Pioneer Monument at its present location on the southeast corner of the site. (The monument and its direct site area occupies about 4,000 square feet). Based on the functional space requirements for the new building, the site can adequately meet these requirements with the monument at its present location. Although the potential relationship between the monument and the proposed building could visually enhance the building's architecture and give greater prominence to this important sculptural achievement, further review of this relationship is required as the building's design program is developed. If a satisfactory design solution cannot be reached, relocation can be considered; this report also includes a separate cost estimate



## FACILITY DESIGN

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for relocating the monument to another Civic Center site to be determined by the City.

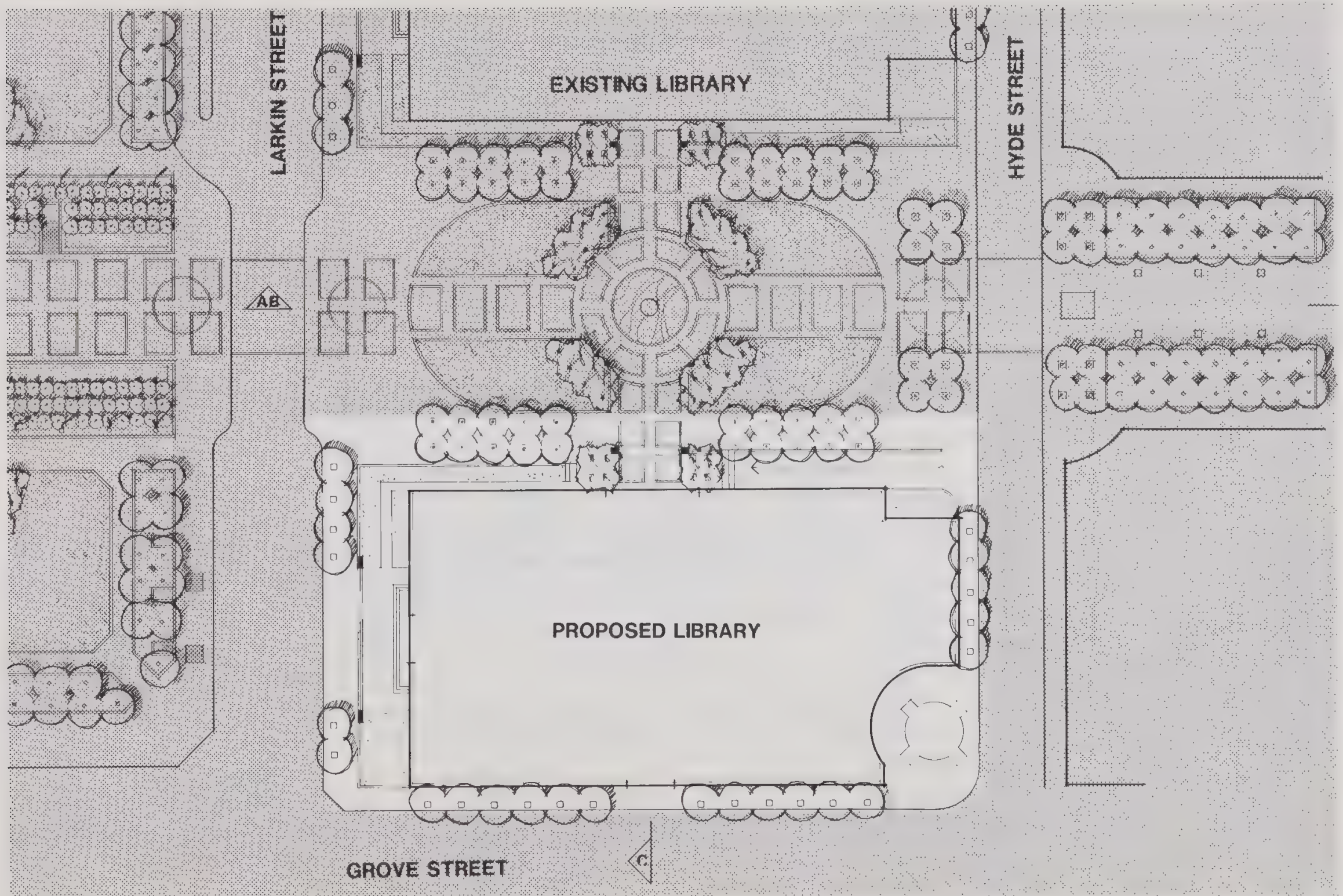
### CONCEPTUAL SITE DESIGN

Open space areas around the building will be appropriately landscaped in a manner and style to match existing landscape along Larkin and Fulton Streets. If the Fulton Mall project is approved, the landscaping proposed along the northerly side of the site will conform with the proposed design for the mall area.

Exterior walls and stairways will be granite to match the existing Main Library Building and other buildings within the Civic Center area.



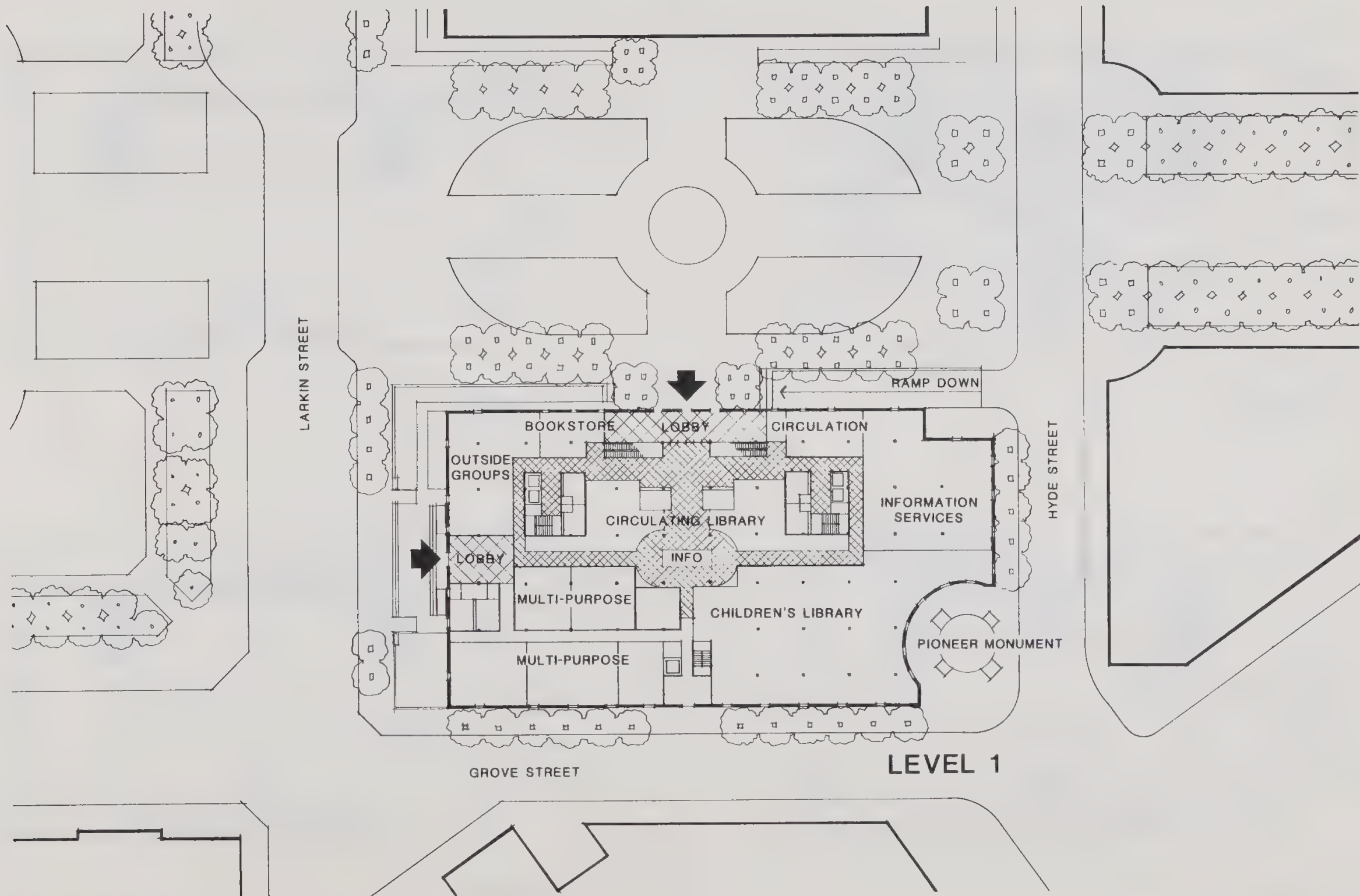






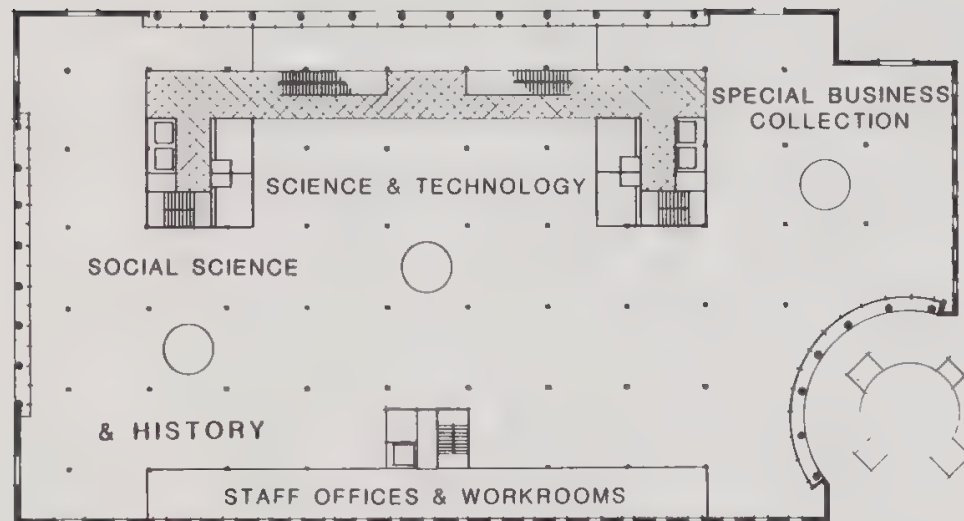


# SPACE ALLOCATION PLANS

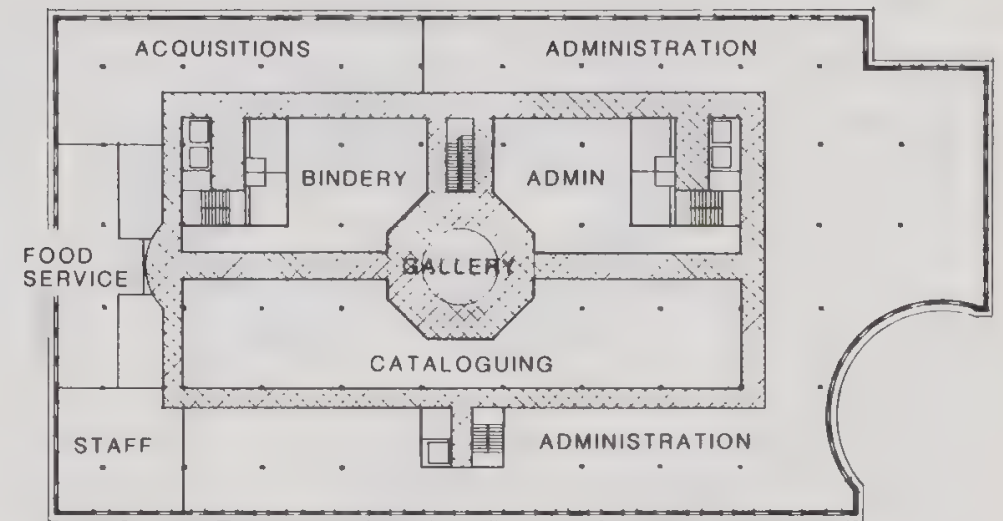




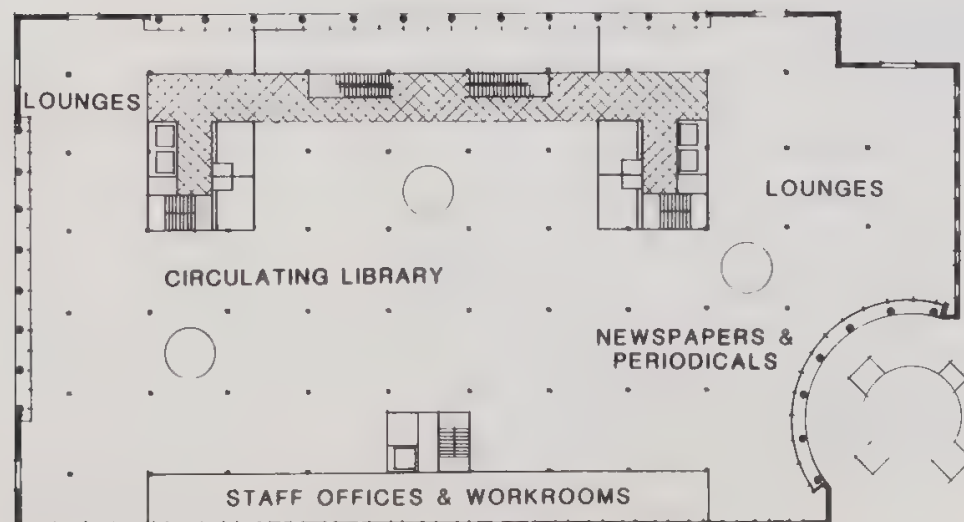
# SPACE ALLOCATION PLANS



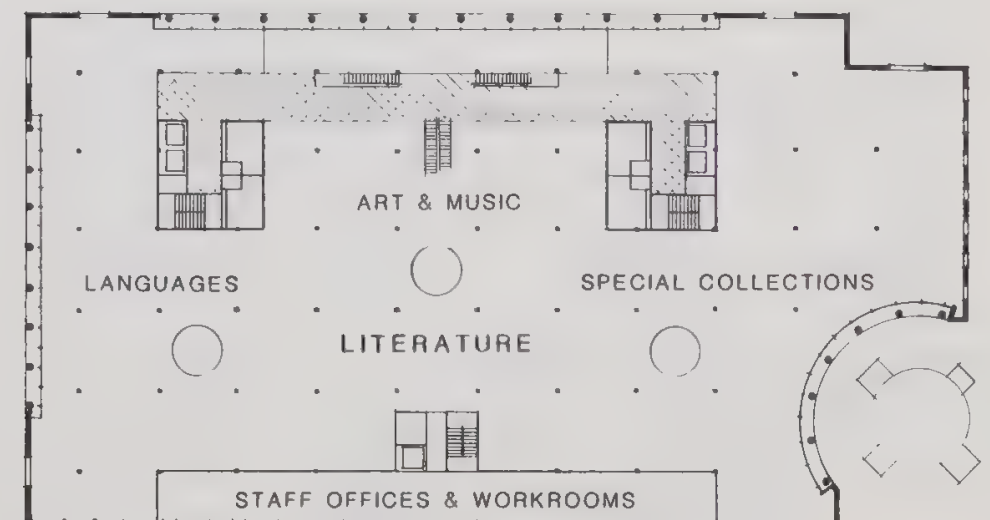
LEVEL 3



LEVEL 5



LEVEL 2

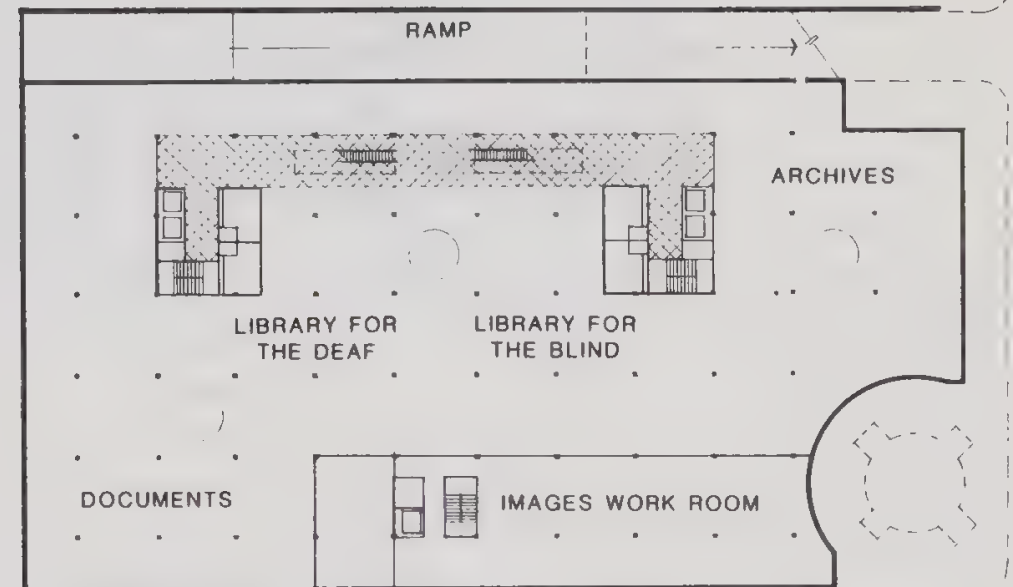


LEVEL 4

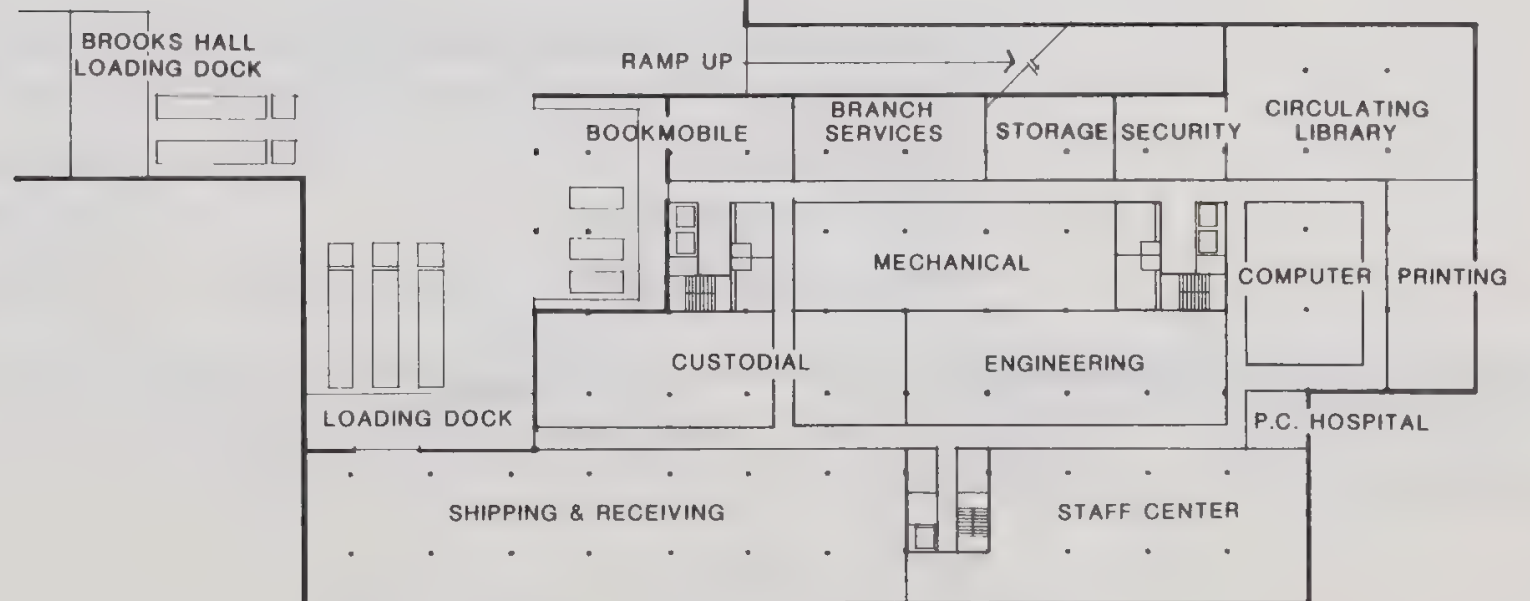




# SPACE ALLOCATION PLANS



LEVEL B1

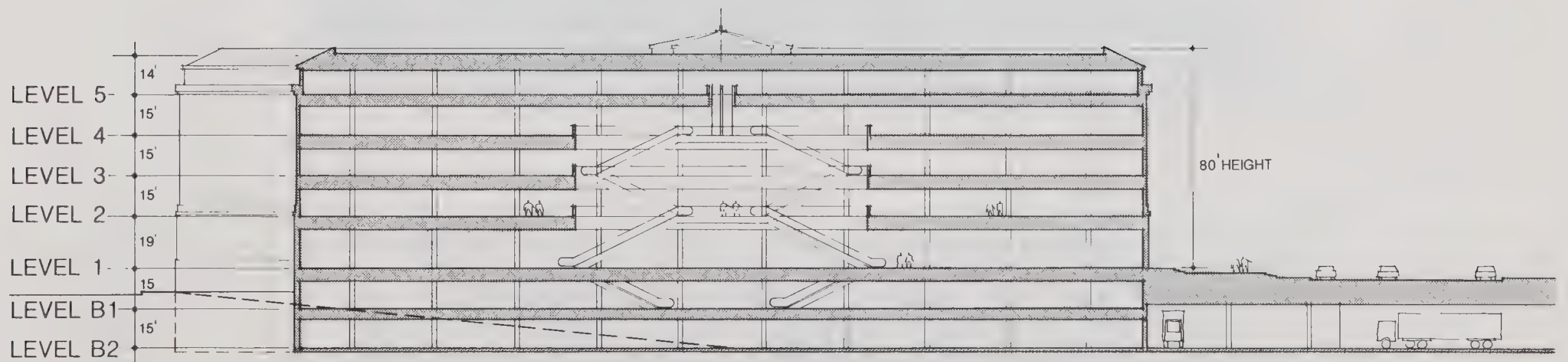


LEVEL B2





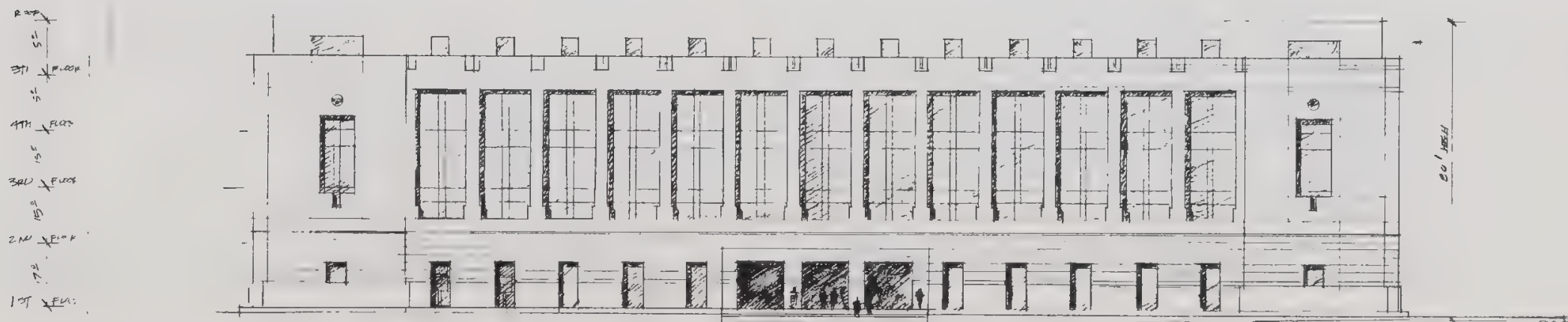
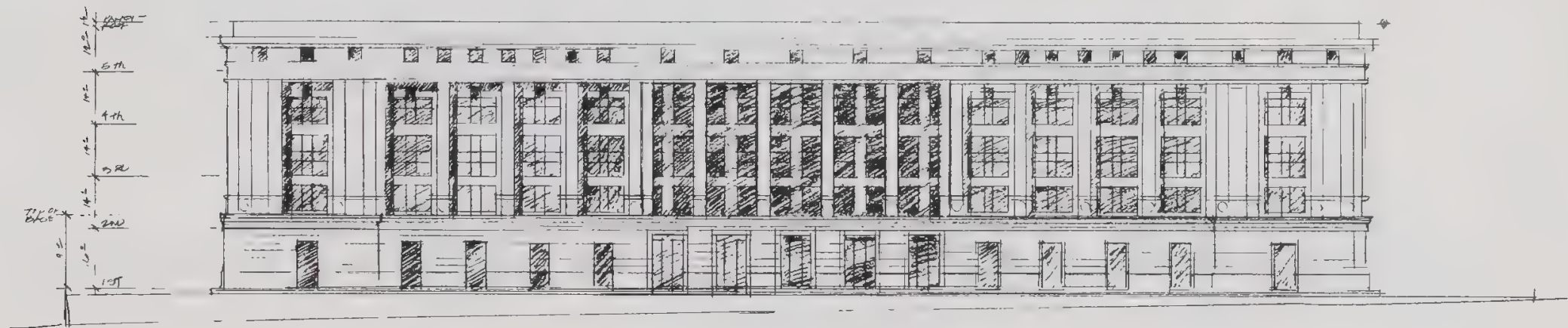
# BUILDING SECTION STUDY



BUILDING SECTION



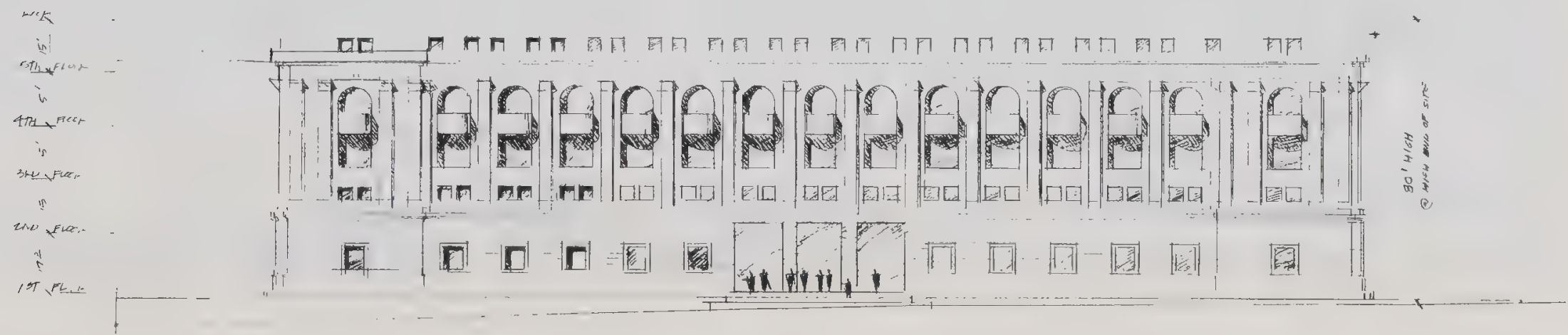
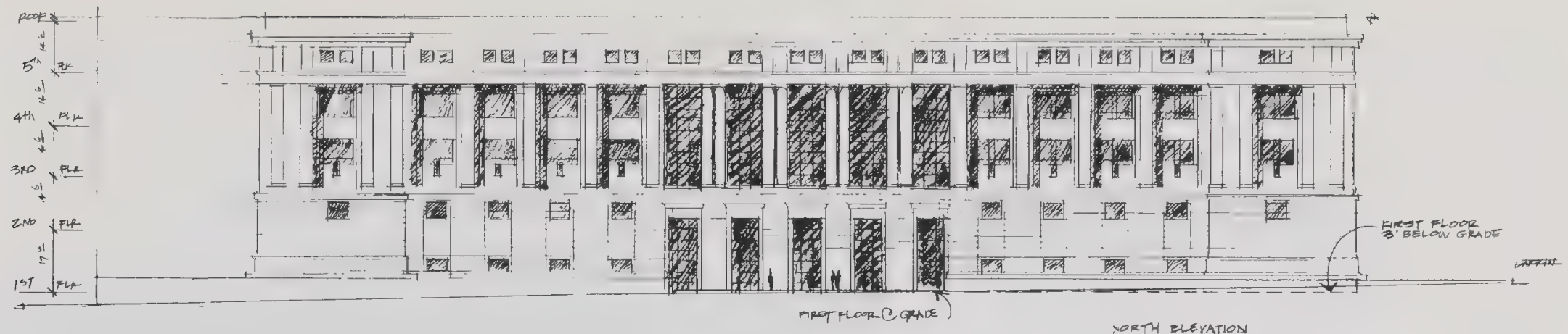
# ELEVATION STUDIES







# ELEVATION STUDIES







# VIEW FROM CIVIC CENTER PLAZA

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JOHN SALVENDY ARCHT. 2007





## VIEW FROM HYDE STREET

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NORTH AND WEST FACADES







SOUTH AND WEST FACADES





SOUTH AND EAST FACADES





# BUILDING SYSTEMS AND FINISHES

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The following criteria have been used in the development of a conceptual approach to building systems and finishes for the new library building:

1. Aesthetic compatibility and appropriateness;
2. Functional appropriateness; and
3. Durability and low maintenance.

The cost estimate developed for the Main Library assumes the following general quality of systems and finishes:

## Building Systems

The conceptual design for the building assumes a structural steel framing system.

The heating, ventilation and air conditioning system included in the cost estimate is energy efficient relative to its operating cost, and it is adaptable to best compensate for change in use patterns within the building.

The lighting system proposed is designed to respond to a variety of functional requirements within the library for stack areas, patron reading and study areas, and staff areas.

The new building will be fully equipped with an automatic fire sprinkler system. A halon system (gas operated) is proposed for select areas such as the rare book and document rooms where materials are determined to be irreplaceable.

The cost estimate includes elevator and

escalator systems to provide easy access by patrons and staff to all levels and areas of the new building.

An interior communications system is included in the cost estimate to accommodate the installation of state-of-the-art electronic and other similar equipment to meet a variety of operating, staff and patron needs.

## Exterior Finishes

Granite veneer is proposed for all exterior wall surfaces of the building. This will ensure that the appearance of the new Main Library Building will visually and architecturally match the exterior building material used for the existing Main Library Building and other major City buildings in the Civic Center area.

The conceptual design proposes the roof configuration to be a combination of flat roofs and sloped mansard roofs, a design style established for other Civic Center buildings.

## Interior Finishes

The building's interior in the conceptual design is seen as having two primary types of space. The first is monumental in concept and includes building entrances, lobbies and major public circulation spaces. The cost estimate provides that this group of special spaces will receive a high quality of architectural finishes such as marble floor and wall treatments, ornamental plaster ceilings and special lighting systems.



## BUILDING SYSTEMS AND FINISHES

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The second type of space represents the greater portion of the building for patron and staff use. Finishes for these areas are selected for durability, appearance and compatibility with the special architectural treatment outlined above. Finishes proposed for these areas may include carpet tile floors, gypsum board partitions and acoustically treated ceilings.





# BUDGET COST PLAN

## SAN FRANCISCO MAIN PUBLIC LIBRARY

C O M P O N E N T   S U M M A R Y			\$/SF	\$ x1000
1 Foundations			9.72	4,300
2 Vertical Structure			8.09	3,582
3 Floor & Roof Structure			20.56	9,100
4 Exterior Cladding			22.26	9,850
5 Roofing			2.39	1,056
6 Interior Partitions			11.53	5,100
7 Interior Finishes			14.52	6,424
8 Function Equipment			8.47	3,750
9 Vertical Transportation			5.29	2,340
10 Plumbing			3.00	1,328
11 H.V.A.C.			20.90	9,250
12 Electrical			16.16	7,150
13 Fire Protection			2.15	950
BUILDING (SF = Square Feet; LS = Lump Sum)			442,500 SF	145.04 64,180
Site Preparation and Demolition	130,000	SF	1.15	150
New Ramp and rails	9,100	SF	26.37	240
Vehicular paving and curbs	6,500	SF	9.54	62
Pedestrian paving, steps and walls	44,100	SF	21.52	949
Site lighting		LS		120
Landscape planting and irrigation	25,700	SF	13.74	353
Site Walls	1,540	LF	143.51	221
Drainage		LS		60
Utilities		LS		250
SITE WORK			442,500 SF	5.44 2,405
General Contractor's site overhead & mark-up		12.50%	18.81	8,323
Design Contingency		10.00%	16.93	7,491
Planned Construction Cost	Jun-88	442,500 SF	186.21	82,398



# BUDGET COST PLAN

## SAN FRANCISCO MAIN PUBLIC LIBRARY

FEES/PERMITS		\$ x1000
Environmental Impact Report	0.18%	150
Survey and Soils Engineering	0.06%	50
Architect and Design	8.00%	6,592
Plan Check Fees	0.18%	150
Inspecting and Testing	0.61%	500
Construction Management	2.50%	2,060
Utility Connection Charges	0.06%	50
Legal, Accounting and Financing	0.73%	600

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	12.32%	10,152
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PROJECT CONTINGENCY	5.00%	4,120
ESCALATION Mid-point 1993 - 5 years @ 4.5% per annum	24.62%	23,798

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RECOMMENDED BUDGET FOR CONSTRUCTION (Begin Construction 1992)	\$ 120,468
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ARTWORK ENRICHMENT PROGRAM	\$ 1,000
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PIONEER MONUMENT ALTERNATE			
Relocate Pioneer Monument within site vicinity			750
Additional building area	30,000 SF	125.00	3,750
General Conditions & Mark-up	13.50%		610
Design Contingency	10.00%		510
Rising Costs	24.62%		1,380

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PIONEER MONUMENT ALTERNATE	ADD	\$ 7,000
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## BUDGET EXCLUDES

Moveable furniture, fixtures and equipment  
Civic Center Plaza and Fulton Street Mall development





## AREA TAKE-OFF

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	<u>Basement 2</u>	<u>Basement 1</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Level 4</u>	<u>Level 5</u>	<u>Total</u>
Total Net Square Feet (NSF)	56,400	53,300	46,800	50,700	50,700	50,700	46,600	355,200
Total Non Program Area	19,700	9,200	15,700	9,800	9,800	9,800	13,300	87,300
Total Gross Square Feet (GSF)	76,100	62,500	62,500	60,500	60,500	60,500	59,900	442,500



## OPERATING COST

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Although the new Main Library will be considerably larger than the existing facility, it will be planned to operate at or below the existing staffing level. This can be achieved by utilizing open plan concepts to help maximize the area each staff person can visually control.

While the optimum staffing level for the new Main Library will depend on the number of programs and departments operating, current plans suggest that the number of staffing points could be reduced from 21 to 15 (almost one third). It is therefore the projection of the San Francisco Public Library that annual costs associated with staff operations will not significantly exceed current costs.

The current operating cost is approximately \$6,607,000 per year, and includes staffing costs as well as expenditure for energy, cleaning, etc..

Modern mechanical and electrical systems (not present in the existing facility) are important features in the conceptual design for the new Main Library. Thus, additional energy expense will be incurred. An \$800,000 (1988 dollars) per annum cost for lighting, power, air conditioning and heat is anticipated beyond that currently expended in the existing facility.

In summary, it is predicted that annual operating expenses expressed in today's dollars will be approximately \$7.5 million.





# PROJECT SCHEDULE

	1988	1989	1990	1991	1992	1993	1994	1995
	O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A S O N D	J F M A M J J A
NOVEMBER BALLOT	■							
ARCHITECT SELECTION		■						
PROGRAMMING		■						
SCHEMATIC DESIGN		■						
OWNER REVIEW AND APPROVAL			■					
DESIGN DEVELOPMENT			■					
OWNER REVIEW AND APPROVAL				■				
CONSTRUCTION DOCUMENTS				■				
OWNER REVIEW AND APPROVAL					■			
BIDDING/AWARD					■			
CONSTRUCTION (36 MONTHS)					■	■	■	■
OCCUPANCY								■



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